

MEMORANDUM

DATE: July 20, 2005

TO: Planning and Zoning Board

FROM: Marc LaFerrier, AICP, Planning and Zoning Director

BY: Mark McDonnell, AICP, Planner III

SUBJECT: **Case 2-T-05 Secure Storage at 84/Marina Mile Properties**

APPLICANT: Shah Drotos & Associates
Gerald L. Knight, Esq.

LOCATION: Northeast corner of SR 84 and Interstate 95

REQUEST: Small Scale Land Use Amendment – Amend the City of Fort Lauderdale Comprehensive Future Land Use Plan Map
Change the land use designation of a 3.38-acre site from Medium High Residential to Commercial

INTRODUCTION

The subject property measures 3.38 acres and is currently designated on both the City and County land use maps as Medium High Residential. Commercial land use designation is proposed on both the City and County land use maps. If approved, the property is required to be rezoned to a zoning district consistent with the new Commercial land use designation. The property is located just off a service road and extends northward from S.R. 84, and it is bordered by Interstate 95 to the west, the Osceola Canal to the east with the East Port Center immediately beyond, and the Osceola Canal to the north, with the Osceola Creek Apartments immediately beyond. The property is currently vacant.

REQUIRED PUBLIC NOTICE

Newspaper notice has been provided, civic associations have been notified, and the application has been made available for public review and inspection at the specific, various locations required by the City's Comprehensive Plan.

PURPOSE/RATIONALE

Non-residential land uses abut the subject property to the south and east. The restricted access and limited visibility, along with exclusive access to the subject area through a commercial land use to the south (also owned by the applicant), support the rationale for the land use amendment. The specifically intended use is a storage facility for automobiles. Storage spaces would be individually purchased.

HIGHLIGHTS/ANALYSIS

- The Development Review Committee reviewed this proposal on April 26, 2005 and all comments have been satisfactorily addressed. The bound amendment package is included **(Exhibit 1)** and provides illustrations, photographs, detailed analysis of public facilities and services, and the letters required by various agencies.

- The existing land use (Medium High Residential) and zoning district (RML-25) allow 84 dwelling units. The land use amendment on the subject and adjoining parcels, both owned by the applicant, are planned for a 252,912 SF secure storage facility.
- According to Subsection 9J-11.007, Florida Administrative Code (FAC), all proposed comprehensive plan amendments must be supported by data and analysis similar to that required for the original comprehensive plan. The analysis presented includes examination of potential impacts of the future land use designation on services such as potable water, sanitary sewer, roadway capacity, transit, drainage, solid waste management, and parks.
 - ❑ Demand in sanitary sewer will be reduced by 17,620 GPD.
 - ❑ Demand in potable water will be reduced by 17,620 GPD.
 - ❑ Solid waste demand will be reduced by 134 CY per month.
 - ❑ Traffic impacts comparing the daily trip generation, AM peak, and PM peak hours of the current land use designation, against that which is proposed, results with a reduction of 223, 23, and 17 trips, respectively.
 - ❑ No additional demand on mass transit is anticipated.
 - ❑ Public education demands will be reduced, as the Commercial designation will not yield student generation, as would the Medium High Residential land use.
- The proposal was presented to the River Oaks Association on May 19, 2005. The membership voted 10 to 0 in favor of the requested land use plan map amendment (minutes are included in the applicant's narrative as exhibit H).
- The analysis also must identify policies in the comprehensive plan with which the proposed change is consistent. The analysis was reviewed and found to be in compliance with state law, and consistent with the City of Fort Lauderdale Comprehensive Plan. Following are select objectives that support the consistency of the proposed land use plan amendment with the City's Comprehensive Plan:
 - ❑ Objective 20: Protect residential neighborhoods from impacts created by adjacent non-residential uses.
 - ❑ Objective 29: Encourage the eventual elimination or reduction of existing land uses found to be inconsistent with the community's character and with the City's future land use plan element series.
 - ❑ Objective 39: Support a competitive and diversified economy.

REQUIRED PROCESS

This proposal meets the threshold as a "small scale" amendment. Following is the prescribed procedure for this item:

- Review by Development Review Committee

- Recommendation to the City Commission by the Planning and Zoning Board (acting as the Local Planning Agency)
- City Commission hearing to transmit the amendment to both the Broward County Planning Council and the FL Dept. of Community Affairs (FL DCA)
- DCA issues their Objections, Recommendations and Comments (ORC) to the Broward County Land Use Plan amendment (companion with the City Land Use Plan amendment)
- Depending upon the ORC, the application is either revised, or is approved by the Broward County Commission.
- City Commission approves the proposal on first and second readings.
- City requests recertification of the Future Land Use Map from the Broward County Planning Council.

STAFF RECOMMENDATION

Recommend the proposed amendment to the City Commission.

PLANNING AND ZONING BOARD AS THE LOCAL PLANNING AGENCY

The Board shall consider a motion finding that the proposed amendment is consistent with the City of Fort Lauderdale Comprehensive Plan.

PLANNING AND ZONING BOARD REVIEW OPTIONS

1. Recommend the proposed amendment to the City Commission as proposed;
2. Recommend the proposed amendment to the City Commission with revisions proposed by the Planning and Zoning Board.
3. Recommend denial of the amendment.